

# 7688 US 64 W, PITTSBORO, NC 27312

Presented By:  
Realty 64

7688 US , Pittsboro, NC 27312



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## Property Details

3.04 Commercial Acres Zoned B-1, 630 Feet of Road Frontage, DIRECTLY ON HIGH TRAFFIC US HIGHWAY 64, 3 Water Taps, 3 Septic Systems, and 3 Highway Entrances, Upgraded and Leased Building!

|| CHECK PHOTO SECTION FOR PERMITTED USES IN B-1 ZONING ||

The property has tons of Road Frontage directly on a Major Highway!!

Traffic count over 16,000 vehicles per day!

Property is great for businesses that need a lot of walk-in traffic from the visibility offered by a primely located property such as Car Dealers, Car Wash, Service Stations, Sales type businesses, etc

There is a partially cleared site by the last entrance of the property. Over 1.5 acres of land left unused. Ready for your business or house/rental house needs!

B-1 Zoning permits loads of different business types including Single Family Homes!!

Great potential to use rest of property for other businesses while maintaining current income from building or you can potentially have a home on one end and an income producing business on the other!

B-1 zoning may allow land to be subdivided into 2-3 lots.

The Chatham Park Development, a 7000 acre Multi-Billion Dollar Development, is just a few minutes away and right ON THE SAME HIGHWAY!

There is expected to be an explosion of growth and traffic due to the Chatham Park Project bringing planned growth to the area for the next 25 years!

According to the News and Observer:

"Chatham Park plans call for 22,000 new homes and millions of square feet of labs, office and retail space. It could add 60,000 residents to its 7,000-plus acres between Pittsboro and Jordan Lake."

"Over the next 40 years, the planned Chatham Park development could generate \$154 billion in spending statewide, including \$80 billion in Chatham County alone."

Price:	\$469,000
Property Type:	Office
Property Sub-type:	Office Live/Work Unit
Building Class:	A
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	3.04 AC
Rentable Building Area	1,548 SF
:	
Rentable Building Area	1,548 SF
:	
No. Stories:	1
Year Built:	1960
Tenancy:	Single
:	
Zoning Description:	B-1
APN / Parcel ID:	60119

Will Doran

Phase I of Chatham Park has just begun!

Building has been recently Upgraded and is Leased Thru Aug 2022.

This property is one of only a few properties zoned commercial on US 64 scenic route.

Please Call first for Showing or Preview.

Check the List of Permitted Uses in the photos section to see what opportunities this Prime Property has to offer!

Thank You!

**Price: \$469,000**

- PROPERTY MINUTES TO CHATHAM PARK MULTI-BILLION DOLLAR DEVELOPMENT ON SAME HIGHWAY!!!!
- Traffic count over 16,000 vehicles per day! 630 Feet of Road Frontage! 3 Highway Access Entrances!
- B-1 Zoning permits LOTS OF DIFFERENT PERMITTED USES including Single Family Homes!!
- HAS SEPTIC AND CITY WATER TAP ON CLEARED SITE. OVER 1.5 ACRES OF LAND UNUSED.
- Building RENOVATED in 2019, Income Producing and Leased Thru Aug 2022.
- Property is one of only a few properties zoned commercial on US 64 scenic route.

View the full listing here: <https://www.loopnet.com/Listing/7688-US-64-Hwy-Pittsboro-NC/17318062/>

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## Location



# 7688 US 64 Hwy

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## Property Photos



Building Photo



Partial Aerial Photo

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## Property Photos



2019 Renovated Building. Leased.



630' Feet of Road Frontage On US Highway 64

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## Property Photos



Property Corner



Property Corner

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## Property Photos



Entrance to Cleared Area.



Entrance to Cleared Area.



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## Property Photos



Area has separate septic and City Water Tap.



Area has separate septic and City Water Tap.

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## Property Photos



2019 Renovated Building. Leased.



2019 Renovated Building. Leased.

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## Property Photos



Lobby



Lobby

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## Property Photos



Interior Photo



Interior Photo

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## Property Photos



Interior Photo



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## Property Photos



Interior Photo

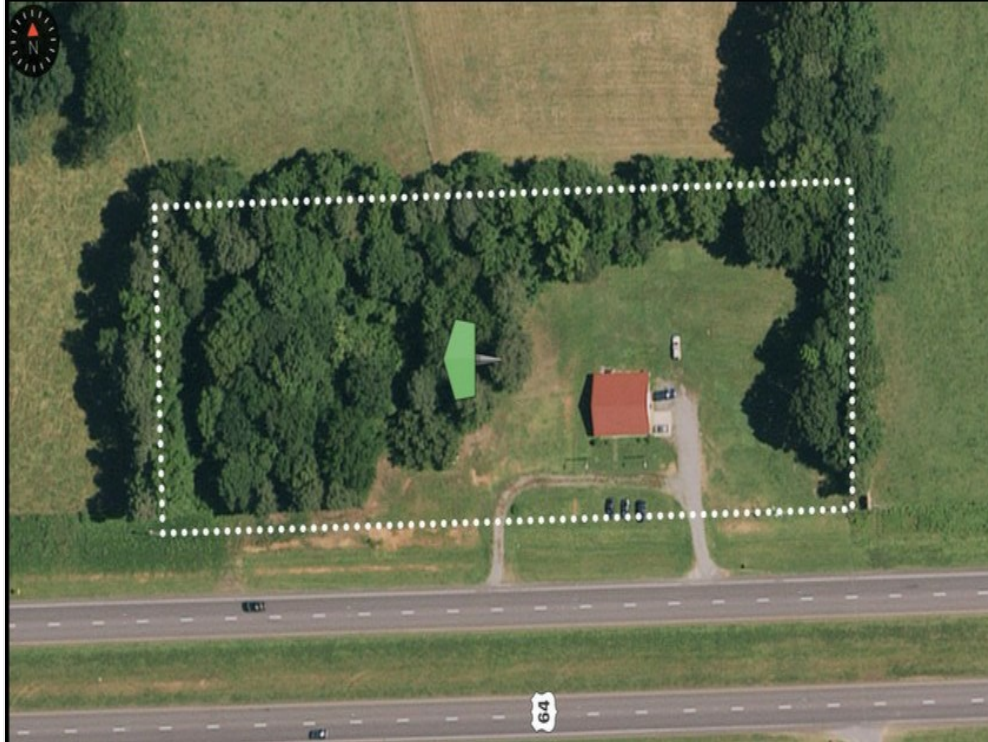


Other

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## Property Photos



Aerial Photo 2017

### Listed of All Permitted Uses for B-1 Zoned Property:

- ABC Stores,
- Amusement enterprises such as pool, bowling, roller rink when housed entirely within a permanent structure,
- Antique Shops,
- Appliance Sales and Service,
- Art Supply Retail Sales,
- Arts and Crafts Fabrication and Related Sales,
- Automobile and Automobile Accessory Sales and Service, (Car Dealer)
- Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services,( Car Wash, Service Station)
- Bait and Tackle Shops,
- Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises,
- Banks, savings and loans, finance companies, credit agencies and similar financial institutions,
- Beauty Shops, Salons,
- Bicycle sales and repair,
- Boat, trailer and other utility vehicle sales and service,
- Boat Storage Facility,
- Book, stationery and office supply stores,
- Bus passenger stations,
- Cabinet Shops,
- Carpeting, Flooring, Tile, and Stone Products Sales,
- Catering establishments,
- Churches and other places of worship,
- Clothing shops,
- Dairy bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises,
- Day Care Centers for more than 15 children.,
- Drug Stores,
- Dry cleaning, pressing, and related retail service counter

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## Property Photos

- Dwellings, single-family, manufactured
- Dwellings, single-family, site built and modular
- Eating and drinking establishments
- Fabric shops
- Feed, seed, fertilizer retail sales
- Fire stations, emergency medical service facilities, police stations and law enforcement offices (less than three acres in the residential districts)
- Florist shops
- Food stores, retail
- Furniture stores
- Furrier, retail sales (can include storage)
- Garbage and waste incinerators (except hazardous waste)
- Gift shops
- Hardware, appliances, electrical and similar items retail sales
- Heating, plumbing, electrical, cabinet and similar shops
- Horticulture, specialized
- Hospital, health and welfare centers, nursing homes and/or convalescent homes,
- Hotels, motels and inns (See definition for accessory use/s)
- Interior design shops
- Jewelry and watch sales and service, goldsmith
- Laboratory - dental, medical, optical
- Landscape design business
- Landscaping and grading business
- Laundries, Laundromats and dry cleaning establishments
- Lawn and garden shops
- Leather goods sales and service including manufacture for retail sales on premises
- Lock and gunsmiths
- Medical clinics - inpatient and outpatient care
- Motorcycle sales and service
- Music stores including repair and craft manufacture
- Newsstands
- Office - business, professional and governmental

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- Office - engineering supply and similar sales and services including blueprinting, Photostatting and similar services
- Open air sales and service of accessory buildings and gazebos and like free- standing structures
- Open-air sales or displays from a temporary building or structure
- Opticians and optical sales and service
- Paint retail shops
- Pawnshops and secondhand stores
- Pet shops
- Photographic studios, camera shops
- Recreational Facilities (Gyms, yoga studios, et cetera)
- Post offices
- Pottery (hand crafted) and related retail
- Printing and publishing
- Public and private schools, training and conference centers
- Radio and television stations and their towers when the towers are located on the same site with the station
- Recreational Vehicle Storage Facility
- Repair shops for jewelry, shoes, radios, televisions and other small office or household appliances
- Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services
- Secretarial and job service offices
- Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental)
- Sign manufacture, painting and maintenance
- Sporting goods sales
- Swimming pool and related items sales and service
- Upholstery, paper hanging and decorator shops
- Uses and structures customarily accessory to any permitted use
- Veterinary clinics and hospitals with dog runs or equivalent facilities
- Veterinary hospitals & clinics

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**Realty 64**